

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin, AICP
Associate Director

DATE: April 21, 2022

SUBJECT: BZA Case No. 20697 – 4103 Davis Place NW

APPLICATION

4101-4103 Davis, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception from the matter-of-right uses of Subtitle U § 401 to construct a penthouse and roof deck addition and add two (2) additional residential units to an existing semi-detached, two-story with cellar, 4-unit apartment house. The site is in the RA-1 Zone at 4103 Davis Place NW (Square 1708, Lot 21) and is served by a 16-foot public alley on the west side of the property.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way or the DDOT-regulated building restriction area, such as the existing steps, leadwalk, and window wells, the Applicant is required to pursue a public space permit through DDOT’s permitting process. It is noted that the site has a 15-foot Building Restriction Line (BRL) along Davis Place NW. The area between the property line and BRL is regulated as if it is DDOT public space and should remain park-like with landscaping.

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The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#) (DEM), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

AC:je